



CITY OF MANCHESTER, NH
ZONING BOARD OF ADJUSTMENT
ONE CITY HALL PLAZA
MANCHESTER, NH 03101-2097
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June 23, 2003

**MANCHESTER ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING
Wednesday, July 2, 2003
Aldermanic Chambers – City Hall – 3rd Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097**

(The public hearing will commence immediately upon the conclusion of the business meeting.)

1. Case #98-ZO-03 – Scott Flood (Agent) proposes to convert garage into a 2-story apartment with parking and seeks a **variance** from Sections 7.04 (B) gross floor area, 10.09 (B) parking setbacks, 10.07 (I) (4) parking screening and 10.08 (A) driveway location of the Z.O., as per plans submitted April 10, 2003, at **746 Chestnut St.**
2. Case #113-ZO-03 – Marjorie Anagnos (Owner) proposes to build a 2-story, 2-stall garage with storage above and seeks a **variance** from Section 6.07 street yard of the Z. O., as per plans submitted May 8, 2003, at **293 Old Wellington Rd.**
3. Case #128-ZO-03 – Deborah Crotty (Owner) proposes to remove a 10' x 17' deck built without permit and build a 16' x 20' open deck and seeks a **variance** from Section 6.07 street yard of the Z.O., as per plans submitted May 2, 2003, at **82 Holmes Dr.**
4. Case #129-ZO-03 – Karl J. B. Turgeon (Owner) proposes to maintain driveway with a 21' curb cut whereby stipulation on variance Case #08-ZO-90 required removal of front yard parking with curbing installed and area re-grassed and seeks a **variance** from Section 14.02 (B) (3) variance stipulation of the Z.O., as per plans submitted May 12, 2003, at **22 Estate Dr.**
5. Case #130-ZO-03 – Charles J. Robitaille (Owner) proposes to replace a 4' x 8' deck with an 11' x 16' open deck and create a 16' x 20' open patio at grade level (where variance Case #82-ZO-88 stipulated no further development on property) also maintain parking and a 10' x 12' shed and seeks a **variance** from Sections 10.09 (B) parking setback, 8.24 (A) (2) accessory structure and 14.02 (B) (3) variance stipulation of the Z.O., as per plans submitted May 9, 2003, at **30 James Pollock Dr.**
6. Case #131-ZO-03 – **75 Talbot St.** – Postponed until the August 7, 2003 public hearing.

7. Case #132-ZO-02 – Michael Shallow (Owner) proposes to demolish existing 20' x 18' garage and build a 20' x 30' garage overall height 15' and seeks a **variance** from Sections 6.07 side yard of the Z.O., as per plans submitted May 13, 2003, at **151 Oneida St.**
8. Case #133-ZO-03 – John Annick (Agent) proposes to convert a single-family home into an insurance office, also erect a 24" x 72" pole sign non-illuminated overall height 6' and seeks a **variance** from Sections 5.10 (H-1) (1) use, 6.07 lot area, lot front, lot width, 10.09 (B) parking setback, 10.06 (A) aisle dimension, 10.06 (B) handicap parking layout, 9.08 (A) (1) sign, 10.07 (G) parking landscaping and 10.02 (F) business parking of the Z. O., as per plans submitted May 13, 2003 at **116 Candia Rd.**
9. Case #134-ZO-03 – Adam Salem (Agent) proposes to build a single family dwelling with open deck on a lot created by variance, Case #80-ZO-03 and seeks a **variance** from Section 6.07 rear yard of the Z. O., as per plans submitted May 29, 2003, at **100 Purchase St.**
10. Case #135-ZO-03 – Attorney James A. Normand (Agent) proposes to build a 4-story addition with parking under and 38 dwelling units above, completing residential apartment project and seeks a **variance** from Sections 5.10 (A) (6) multi-family and 6.07 height in feet of the Z.O., as per plans submitted June 13, 2003, at **2 Woodbury St.**
11. Case #136-ZO-03 – Gabriel Bilc (Owner) proposes to convert from office space to a beauty salon and seeks a **variance** from Sections 11.04 (F) change in non-conforming use created by variance, 10.09 (B), 10.07 (I) (4), 10.07 (I) (1), 10.06 (A) and 10.07 (D) parking and 10.03 (D) accessible spaces of the Z.O., all as per plans submitted May 22, 2003, at **454 Hanover St.**
12. Case #137-ZO-03 – John Tucker (Owner) proposes to build an 8' x 22', one-story addition, also build a 5' x 8' overhang over existing stairs and seeks a **variance** from Section 6.07 front yard and side yard of the Z.O., as per plans submitted May 23, 2003, at **173 No. Adams St.**
13. Case #138-ZO-03 – Steve England (Owner) proposes to maintain playroom converted from garage; also maintain front and rear yard decks and seeks a **variance** from Section 6.07 front yard and side yard setbacks of the Z.O., as per plans submitted June 6, 2003, at **88 Erskine Ave.**
14. Case #139-ZO – Steven Perun (Owner) proposes to build a 26' x 24', one-story addition for accessory dwelling unit, maintain existing parking and create one additional parking space and seeks a **special exception** from Section 5.11 (L) (1) use and a **variance** from Sections 8.24 C & D accessory dwelling unit, 6.07 side yard, rear yard and 10.09 (B) parking setbacks of the Z.O., as per plans submitted May 15, 2003, at **893 Smyth Rd.**

15. Case #140-ZO-03 – John Ciriello (Owner) proposes to expand existing deck and build a 14' x 23', 1-stall garage with family room above; also build a 14' x 15' master bath on third level and seeks a **variance** from Section 6.07 height in stories of the Z.O., as per plans submitted May 27, 2003, at **350 Wellington Hill Rd.**
16. Case #141-ZO-03 – Attorney Vincent Wenners (Agent) proposes to provide lot line adjustment between 461-463 Lowell St. and 459 Lowell St. and seeks a **variance** from Section 6.07 side yard setback for 459 Lowell St. of the Z.O., all as per plans submitted May 23, 2003, at **461-463 Lowell St.**
17. Case #142-ZO-03 – Tracy Carney (Owner) proposes to build a 28' x 18' deck and seeks a **variance** from Section 6.07 side yard of the Z.O., all as per plans submitted May 28, 2003, at **898 Cilley Rd.**
18. Case #143-ZO-03 – Richard Gregory (Owner) proposes to maintain parking in side yard without required setbacks and seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., all as per plans submitted May 14, 2003, at **72 Benjamin St.**
19. Case #144-ZO-03 – George Roberge (Owner) proposes to build a 30' x 24', 2-stall garage with storage above and seeks a **variance** from Section 8.24 (A) (2) (3 counts) of the Z.O., as per plans submitted May 21, 2003, at **70 Gem Dr.**
20. Case #145-ZO-03 – Hasan Durakovic (Owner) proposes to build a 38' x 30' second floor addition and seeks a **variance** from Section 6.07 front yard and street yard setbacks of the Z.O., as per plans submitted June 3, 2003, at **42 Celeste St.**
21. Case #146-ZO-03 – Debra Gosselin (Owner) proposes to build a second story addition above garage for added living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted June 6, 2003, at **436 Elgin Ave.**

Kathy Payne, ZBA Clerk

Full text of the agenda items is on file for review in the ZBA office. The order of the agenda is subject to change on the call of the Chairman. The Manchester Zoning Board of Adjustment is committed to accessibility for people with disabilities. The Board Members may view the property prior to the Public Hearing.